

TRACT 1

ALL OF THAT CALLED 1020.08 ACRE TRACT GRANTED TO DOUBLE B WILDLIFE RANCH, LLC., IN A DEED RECORDED IN VOLUME 8043, PAGE 790, OFFICIAL RECORDS OF BELL COUNTY, TEXAS, BEING OUT OF THE W CRITTENDEN SURVEY, ABSTRACT NUMBER 207, THE A DIETZ SURVEY, ABSTRACT NUMBER 254, THE S KUYKENDALL SURVEY, ABSTRACT NUMBER 495, THE VR PALMER SURVEY, ABSTRACT NUMBER 665, THE WB ROGERS SURVEY, ABSTRACT NUMBER 717, THE AM ROBERTS SURVEY, ABSTRACT NUMBER 725, THE W BRUCE SURVEY, ABSTRACT NUMBER 1066, AND THE W WILLINGHAM SURVEY, ABSTRACT NUMBER 1125, BELL COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH HIGH FENCE CORNER POST AT THE SOUTHWEST CORNER OF THE HELEN MARY GRACY SMITH FAMILY LP TRACT, RECORDED IN INSTRUMENT NUMBER 201100031867, IN THE EAST LINE OF THE BRADLEY J. BROOKS TRACT, RECORDED IN VOLUME 801, PAGE 197, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE WITH THE FENCED SOUTH LINE OF SAID SMITH FAMILY LP THE FOLLOWING FIVE COURSES: N 72°07'45" E - 765.29 FEET, N 72°07'03" E - 796.22 FEET, N 72°08'15" E - 504.27', N 72°08'05" E - 1747.29 FEET, AND N 70°29'16" E, AT 492 FEET PASS A 5/8 INCH REBAR WITH CAP (#6349) SET FOR REFERENCE, A TOTAL DISTANCE OF 542.11 FEET TO THE CENTER OF MUSTANG CREEK, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE DOWN THE CENTER OF MUSTANG CREEK, COMMON WITH THE WEST LINE OF THE LAMPASAS RIVER HOLDINGS, LP TRACT RECORDED IN INSTRUMENT 201200002204, THE FOLLOWING COURSES AND DISTANCES:

S 61°22'15" E - 108.05 FEET,
S 89°19'04" E - 57.96 FEET,
N 65°08'48" E - 113.32 FEET,
S 19°12'41" E - 125.29 FEET,
S 65°22'12" E - 216.66 FEET,
S 33°04'34" E - 263.04 FEET,
S 05°21'20" W - 165.73 FEET,
S 32°17'57" E - 108.29 FEET,
S 65°04'56" E - 134.40 FEET,
S 39°49'19" E - 227.42 FEET,
S 21°17'09" E - 317.02 FEET,
S 21°37'08" E - 207.50 FEET,
S 19°03'28" W - 122.87 FEET,
S 41°19'01" E - 175.30 FEET TO THE WESTERLY SOUTHWEST CORNER OF SAID LAMPASAS RIVER HOLDINGS, LP TRACT AND AN INTERIOR CORNER OF THIS TRACT;

THENCE DEPARTING SAID CREEK N 60°38'28" E ALONG THE FENCED SOUTHERLY LINE OF SAID LAMPASAS RIVER HOLDINGS, LP TRACT, AT 142.81 FEET PASS A REBAR WITH CAP (#4641) FOUND ON THE EAST BANK OF MUSTANG CREEK, CONTINUING A TOTAL DISTANCE OF 1253.42 FEET TO A 1/2 INCH REBAR FOUND AT A HIGH FENCE CORNER POST;

THENCE CONTINUE S 29°21'42" E ALONG SAID FENCED LINE A DISTANCE OF 2059.38 FEET TO A REBAR WITH CAP FOUND AT A HIGH FENCE CORNER POST;

THENCE CONTINUE N 68°29'58" E ALONG SAID FENCED LINE A DISTANCE OF 3466.28 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET AT A HIGH FENCE CORNER POST IN THE WEST LINE OF THE EAGLE NEST HOLDINGS LTD, ET AL, TRACT RECORDED IN INSTRUMENT NUMBER 20070007581, AND THE NORTHERLY EAST CORNER OF THIS TRACT;

THENCE S 21°44'18" E ALONG THE SAID FENCED WEST LINE A DISTANCE OF 1026.03 FEET TO A 1/2 INCH REBAR FOUND AT A HIGH FENCE CORNER POST IN THE NORTH LINE OF THE GRACE RANCHES, LLC TRACT, RECORDED IN VOLUME 3565, PAGE 307, FOR THE SOUTHERLY EAST CORNER OF THIS TRACT;

THENCE S 68°02'55" W ALONG THE FENCED NORTH LINE OF THE GRACE RANCHES, LLC TRACT A DISTANCE OF 2847.96 FEET TO A REBAR WITH CAP (#4641) FOUND AT A HIGH FENCE CORNER POST AT THE NORTHWEST CORNER OF SAID GRACE RANCHES, LLC TRACT AND AN INTERIOR CORNER OF THIS TRACT;

THENCE CONTINUE ALONG THE FENCED WEST LINE OF SAID GRACE RANCHES, LLC TRACT THE FOLLOWING FIVE COURSES:

S 14°45'19" E - 1987.79 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET AT A HIGH FENCE CORNER POST,
S 14°54'20" W - 525.83 FEET TO A REBAR WITH CAP (#4641) FOUND AT A HIGH FENCE CORNER POST,
S 62°52'59" E - 361.35 FEET TO A REBAR WITH CAP (#4641) FOUND AT A HIGH FENCE CORNER POST,
N 52°55'02" E - 89.99 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET AT A HIGH FENCE CORNER POST,
S 45°13'13" E - 1046.28 FEET TO A REBAR WITH CAP (#4641) FOUND AT A HIGH FENCE CORNER POST;

THENCE DEPARTING THE FENCE, CONTINUING ALONG SAID WEST LINE S 29°52'33" E A DISTANCE OF 350.27 FEET TO A REBAR WITH CAP FOUND AT AN ANGLE POINT;

THENCE CONTINUE S 25°06'33" E A DISTANCE OF 1149.87 FEET TO A REBAR WITH CAP (#4641) FOUND AT THE SOUTHWEST CORNER OF SAID GRACE RANCHES, LLC, TRACT, IN THE NORTH RIGHT OF WAY OF FM 2843, FOR THE SOUTHEAST CORNER OF THIS TRACT;

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THENCE S 64°37'23" W ALONG THE NORTH RIGHT-OF-WAY LINE OF FM 2843 A DISTANCE OF 728.25 FEET TO A 1/2 INCH REBAR FOUND AT THE SOUTHEAST CORNER OF A TRACT GRANTED TO DOUBLE B WILDLIFE RANCH, LLC, IN A DEED RECORDED IN VOLUME 9721, PAGE 671, FOR THE SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE N 21°29'15" W ALONG THE FENCED EAST LINE OF SAID DOUBLE B WILDLIFE RANCH, LLC TRACT A DISTANCE OF 1828.76 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET AT A HIGH FENCE CORNER POST AT THE NORTHEAST CORNER OF SAID DOUBLE B WILDLIFE RANCH, LLC TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE S 69°16'45" W ALONG THE FENCED NORTH LINE OF SAID DOUBLE B WILDLIFE RANCH, LLC TRACT A DISTANCE OF 2116.67 FEET TO A 1/2 INCH REBAR FOUND AT A FENCE CORNER POST AT THE NORTHWEST CORNER OF SAID DOUBLE B WILDLIFE RANCH, LLC TRACT, IN THE EAST LINE OF THE NOEL THOMAS CURB TRACT, RECORDED IN VOLUME 895, PAGE 474, FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE N 20°11'28" W ALONG THE FENCED EAST LINE OF SAID CURB TRACT A DISTANCE OF 1087.84 FEET TO A 1/2 INCH REBAR FOUND AT A FENCE CORNER POST AT THE NORTHEAST CORNER OF SAID CURB TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE S 68°24'09" W ALONG THE FENCED NORTH LINE OF SAID CURB TRACT A DISTANCE OF 2648.09 FEET TO A HIGH FENCE CORNER POST AT THE NORTHWEST CORNER OF SAID CURB TRACT, IN THE EAST LINE OF SAID BRADLEY J BROOKS TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 21°17'59" W ALONG THE FENCED EAST LINE OF SAID BROOKS TRACT A DISTANCE OF 3519.57 FEET TO A 1/2 INCH REBAR FOUND AT A HIGH FENCE CORNER POST FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE CONTINUE S 69°16'37" W ALONG SAID FENCED EAST LINE A DISTANCE OF 1925.41 FEET TO A 1/2 INCH REBAR FOUND AT A HIGH FENCE CORNER POST FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE CONTINUE N 20°54'59" W ALONG SAID FENCED EAST LINE A DISTANCE OF 3824.21 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING 1019.86 ACRES UPON RESURVEY, MORE OR LESS.

TRACT 2

ALL OF THAT CALLED 75.472 ACRE TRACT GRANTED TO DOUBLE B WILDLIFE RANCH, LLC, IN A DEED RECORDED IN VOLUME 9721, PAGE 671, OFFICIAL RECORDS OF BELL COUNTY, TEXAS, AND BEING OUT OF THE W CRITTENDEN SURVEY, ABSTRACT NUMBER 207, BELL COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND IN THE NORTH RIGHT-OF-WAY OF FM 2843, AT THE SOUTHERLY SOUTHWEST CORNER OF A CALLED 1020 ACRE TRACT GRANTED TO DOUBLE B WILDLIFE RANCH, LLC, RECORDED IN VOLUME 8043, PAGE 790, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 64°22'44" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FM 2843 A DISTANCE OF 77.02 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET ON SAID NORTH RIGHT OF WAY LINE;

THENCE 200.95 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2815.05 FEET AND A CHORD BEARING S 66°42'09" W A DISTANCE OF 200.90 FEET, TO A 5/8 INCH REBAR WITH CAP (#6349) SET AT THE SOUTHEAST CORNER OF A CALLED 10 ACRE TRACT GRANTED TO DOUBLE B WILDLIFE RANCH, LLC, RECORDED IN VOLUME 9689, PAGE 159, FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE DEPARTING SAID RIGHT-OF-WAY, N 21°29'12" W ALONG THE EAST LINE OF SAID 10 ACRE TRACT A DISTANCE OF 660.21 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET AT THE NORTHEAST CORNER OF SAID 10 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE S 73°34'58" W ALONG THE NORTH LINE OF SAID 10 ACRE TRACT A DISTANCE OF 656.88 FEET TO A 3/8 INCH REBAR FOUND AT THE NORTHWEST CORNER OF SAID 10 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE S 21°33'20" E ALONG THE WEST LINE OF SAID 10 ACRE TRACT A DISTANCE OF 660.15 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET ON THE NORTH RIGHT-OF-WAY OF FM 2843 AT THE SOUTHWEST CORNER OF SAID 10 ACRE TRACT, FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE S 75°03'34" W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 325.46 FEET TO A CONCRETE TEXAS DOT RIGHT-OF-WAY MONUMENT;

THENCE CONTINUE 638.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2818.93 FEET, AND A CHORD BEARING S 81°32'50" W A DISTANCE OF 636.78 FEET TO A CONCRETE TEXAS DOT RIGHT-OF-WAY MONUMENT;

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THENCE CONTINUE S 87°55'58" W A DISTANCE OF 258.92 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET AT THE SOUTHEAST CORNER OF THE NOEL THOMAS CURB TRACT, RECORDED IN VOLUME 895, PAGE 474, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 21°33'33" W COMMON WITH THE EAST LINE OF SAID CURB TRACT AS SHOWN ON A BOUNDARY LINE AGREEMENT, RECORDED IN VOLUME 5587, PAGE 183, A DISTANCE OF 1544.05 FEET TO A 1/2 INCH REBAR FOUND AT A HIGH FENCE CORNER POST AT AN EXTERIOR CORNER OF SAID 1020 ACRE DOUBLE B WILDLIFE RANCH, LLC TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 69°16'45" E ALONG THE FENCED SOUTH LINE OF SAID 1020 ACRE TRACT A DISTANCE OF 2116.67 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET AT A HIGH FENCE CORNER POST AT AN INTERIOR CORNER OF SAID 1020 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE CONTINUE S 21°29'15" E ALONG SAID FENCED LINE A DISTANCE OF 1828.76 FEET, RETURNING TO THE POINT OF BEGINNING. CONTAINING 75.46 ACRES UPON RESURVEY, MORE OR LESS.

TRACT 3

ALL OF THAT CERTAIN CALLED 10,000 ACRE TRACT GRANTED TO DOUBLE B WILDLIFE RANCH, LLC, IN A DEED RECORDED IN VOLUME 9689, PAGE 159, OFFICIAL RECORDS OF BELL COUNTY, TEXAS, BEING OUT OF THE W CRITTENDEN SURVEY, ABSTRACT NUMBER 207, BELL COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR WITH CAP (#6349) SET IN THE NORTH RIGHT-OF-WAY OF FM 2843, AT AN EXTERIOR CORNER OF A CALLED 75.472 ACRE TRACT GRANTED TO DOUBLE B WILDLIFE RANCH, LLC, RECORDED IN VOLUME 9721, PAGE 671, BEING S 64°22'44" W - 77.02 FEET AND S 66°42'09" W - 200.90 FEET FROM A 1/2 INCH REBAR AT THE SOUTHEAST CORNER OF SAID 75.472 ACRE TRACT;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF FM 2843 310.04 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2815.05 FEET AND A CHORD BEARING S 71°58'19" W A DISTANCE OF 309.88 FEET TO A CONCRETE TEXAS DOT RIGHT-OF-WAY MONUMENT;

THENCE CONTINUE S 75°02'44" W A DISTANCE OF 346.45 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET AT AN EXTERIOR CORNER OF SAID 75.472 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

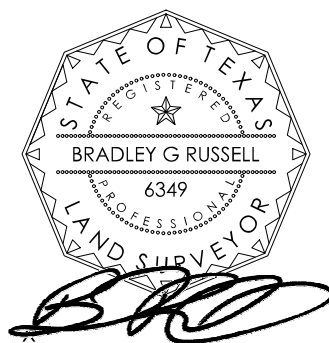
THENCE N 21°33'20" W ALONG THE SOUTH LINE OF SAID 75.472 ACRE TRACT A DISTANCE OF 660.15 FEET TO A 3/8 INCH REBAR FOUND AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE CONTINUE N 73°34'58" E ALONG SAID SOUTH LINE A DISTANCE OF 656.88 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET AT THE NORTHEAST CORNER OF THIS TRACT;

THENCE CONTINUE S 21°29'12" E ALONG SAID SOUTH LINE A DISTANCE OF 660.21 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES UPON RESURVEY, MORE OR LESS.

I, BRADLEY G RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS DESCRIPTION IS BASED ON A SURVEY THAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT JULY 15, 2021 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY. BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES ARE US SURVEY FEET.



7/20/2021

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